



HUNTERS[®]
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Westcroft Close, London, NW2

Asking Price £525,000



A rarely available three-bedroom maisonette offering generously proportioned accommodation, a beautifully landscaped private garden and off-street parking on an ad-hoc basis.

This well-presented family home comprises a separate fitted kitchen and a spacious reception room with a dining room on the ground floor, leading to a private garden. The first floor offers three bedrooms, one currently set as a home office, and another as a nursery alongside a primary bedroom, complete with a family bathroom.

Further benefits include a private entrance and access to off-street parking, subject to availability.

Situated opposite Hampstead School, the property is conveniently located for local shops and amenities, with excellent transport connections nearby. Cricklewood Thameslink station is approximately 0.3 miles away, providing convenient access into central London and beyond.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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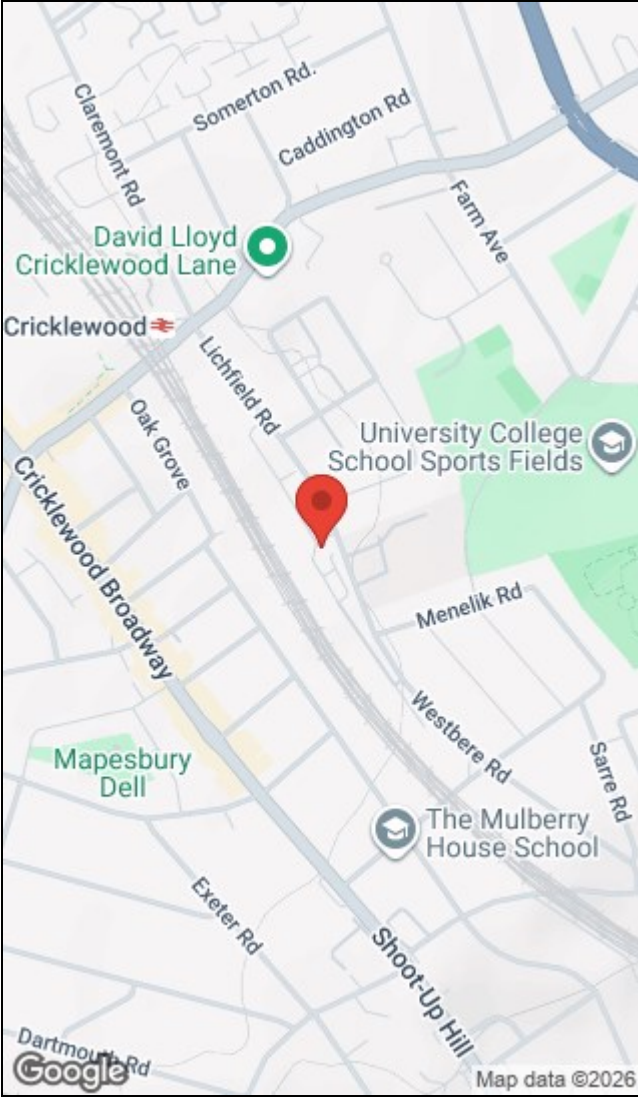
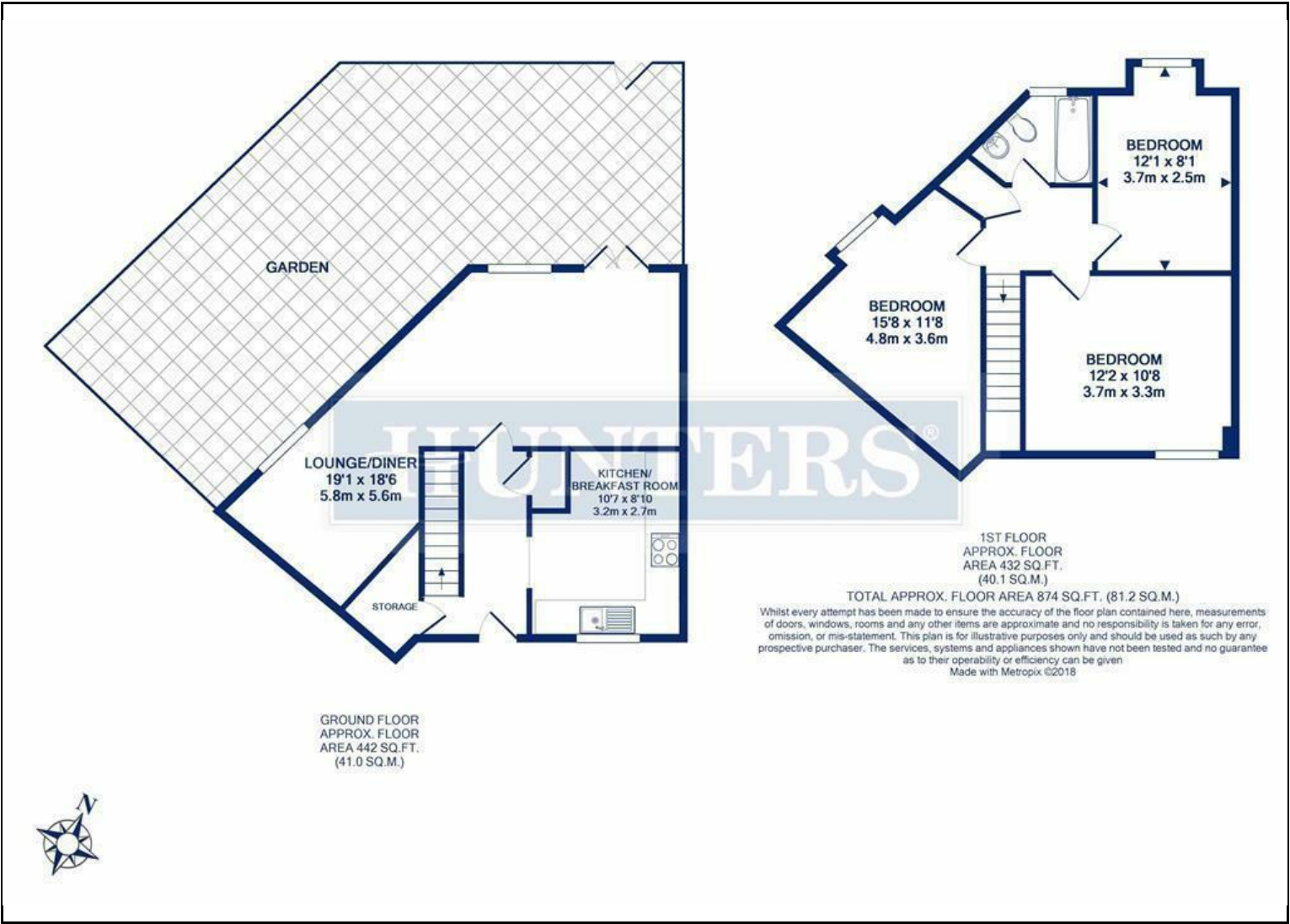


KEY FEATURES

- Three Bedroom Duplex Maisonette
- Landscaped private garden with direct access
- Circa 900 sq.ft of internal living space
 - Ample storage throughout
 - Off-street parking available
 - Opposite Hampstead School and approximately 0.3 miles from Cricklewood Thameslink station
- Dual reception room, with space for dining







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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